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**S-3815**  
**EARL PARK MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**April 27, 2006**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by Ronald T. Huth of Huth Thompson LLP, and Starr Associates Land Surveying, is seeking primary approval for a 1-lot subdivision on 1.0 acre, located on the west side of CR 1050 E, approximately 1/2 mile north of CR 350 S, in Sheffield 1 (SW) 22-3.

(Earl Brand was the property owner, and all of the required paperwork has been signed by Alice E. Fox as Mr. Brand's Power of Attorney. After this subdivision was filed, Mr. Brand passed away leaving Ronald T. Huth of Huth Thompson, as his personal representative according to his will.)

**AREA ZONING PATTERNS:**

The site in question is zoned Agricultural as is all surrounding property. The parent tract is a 62 acre tract of land; this is the first land division from that parent tract.

**AREA LAND USE PATTERNS:**

The proposed lot has an existing single-family dwelling. Buildings associated with the farm will stay with the 61 acres remaining, and are located to the north of the house. Farmland surrounds the petition site.

**TRAFFIC AND TRANSPORTATION:**

CR 1050 E is a paved, two-lane road classified in the County Thoroughfare Plan as a rural local road. An existing driveway is in place; the necessary right-of-way is shown on the sketch plan. According to the County Highway Department, a "No Vehicular Access" statement does not need to be platted on this low-volume county road.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

According to a letter from the County Health Department, "The lot has an existing dwelling located on it, served by an individual sewage disposal system and private water well. The Health Department is satisfied that this subdivision can meet requirements" of both the county and the state.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; this site and adjacent land are zoned Agricultural, so no buffering is required. Lot width and area are sufficient. A 15' drainage and utility easement has been shown along the frontage of this lot. The County Surveyor is requiring all minor subdivisions receive either Drainage Board approval or the approval

of the County Surveyor on a case-by-case basis.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

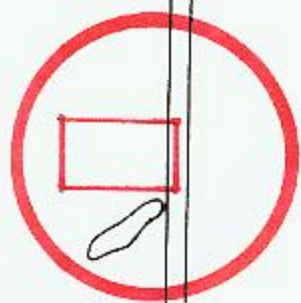
A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
4. The street addresses and County Auditor's Key Number shall be shown.

200 S

A



1050 E

